

### CITY OF SAN ANTONIO POADP APPLICATION



The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted:			Name of POAD	P: Las Ventanas Tov	<u>wnhomes</u>	
Owners:	Peter Schinker Builder, In	nc.	Consulting Firm	n: Pape-Dawson Eng	ineers, Inc.	
Address:	711 Summer Dawn	_	Address:	555 E. Ramsey		
Zip Code:	San Antonio, TX 78258	_	Zip Code:	San Antonio, TX 7	78216	
School District:	Northside	_	Phone:	(210) 375-9000		
Existing zoning:	R6	_	Proposed zonin	g: <u>P1, R6</u>		
Site is over/withi	Projected:	# of Phases: tio City Limit istrict:	_2	☐ Yes ≅ No ☑ Yes ☐ No ☑ Yes ☐ No	PLE CE IVED  00 AUG 11 PM 2: 15  SERVICES DIVISION	
Land area being	platted:	Lot	ts	Acres	2: 15	
N	Single Family (SF) Multi-family (MF) Commercial and non-resid	8	5	13.40		
Is there a previou	as POADP for this Site?	Name Crow	nridge of Texas	No. <u>64</u>		
Is there a corresp	onding PUD for this site?	Name N/A		No. <u>N/A</u>		
Plats associated v	with this POADP or site?	Name Crow	nridge Commerc	ial U-4 No. <u>970454</u>		
		Name <u>La Si</u>	erra Subdivision	<u>U-6</u> No. <u>970232</u>		
		Name Walde	en Heights U-1X	No. <u>880243</u>		
Contact Person a	nd authorized representati	ve:				
Print Name: <u>Der</u>	nnis R. Rion, P.E.	Signatu	ire:			
Date: 3/29/	/2000 Ph	none: (210) 37	75-9000	Fax: (210)	375-9010 PAGE 1 OF 2	)

$\boxtimes$	name of the POADP and the subdivision;
$\boxtimes$	indication of development phases on the POADP;
$\boxtimes$	perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
$\boxtimes$	north arrow and scale of the map;
$\boxtimes$	proposed land use by location, type and acreage;
$\boxtimes$	delineation of the circulation system including all collectors, arterial, and local type "B" streets;
$\boxtimes$	contour lines at intervals no greater than ten (10) feet;
$\boxtimes$	legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
$\boxtimes$	existing adjacent or perimeter streets;
$\boxtimes$	one hundred year flood plain limits;
$\boxtimes$	location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
	a complete application and certification, $8\frac{1}{2}$ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
$\boxtimes$	POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
$\boxtimes$	TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
$\boxtimes$	Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
	the POADP does not does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;
	The POADP is not is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
	List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
	Camp Bullis Road
	ertify that the POADP application and accompanying maps are complete and that the conditions listed on this olication have been met.
Cer	rtifying Representative: Print Name: Dennis R. Rion, P.E. Signature:
Ify	you have any questions please call Elizabeth Carol at 207-7900  APPLICATION REVISED June 4, 1999

PAGE 2 OF 2



### CITY OF SAN ANTONIO

January 12, 2001

Mr. Dennis Rion, P.E.

Pape-Dawson Engineering, Inc. 555 East Ramsey San Antonio, TX 78216

Re: Las Ventanas

POADP # 694

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed Las Ventanas Subdivision Preliminary Overall Area Development Plan # 694. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

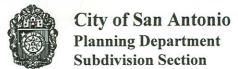
Sincerely,

Emil'R. Moncivais AIA, AICP

Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P.E., Public Works



# PLANNED UNIT DEVELOPMENT PLAN (PUD PLAN) APPLICATION PACKAGE

### **General Information**

- 1. This application package is for processing by the Subdivision Section for ultimate scheduling of a public hearing and consideration of the proposed PUD Plan by the Planning Commission. {All required items including department/agency reviews must be received not later than fifteen (15) days prior to requested Planning Commission Meeting}
- 2. Inside the San Antonio City Limits, the proposed PUD Plan must have the proper zoning classification in accordance with Article III, Unified Development Code prior to scheduling for consideration and approval by the Planning Commission.

3. Outside the San Antonio City Limits within the San Antonio Extraterritorial Jurisdiction, the subject property does not have any zoning classification requirements.

4. If a PUD Plan consists of two or more units/phases, a POADP must be submitted in accordance with Article II, Unified Development Code prior to plan submittal. The PUD Plan may be submitted as the POADP clearly annotated "PUD/POADP".

### **Submittal Requirements**

1. An application (attached) along with the appropriate filing fee.

2. The original legal instrument for common areas and facilities is to be filed with the plat.

3. A current Bexar Appraisal District map with account numbers showing the proposed PUD site and all properties within a two-hundred (200) foot radius.

- 4. List of names and addresses of the owners (as the ownership appears on the last approved ad valorem tax roll) of all property within two-hundred (200) feet of the boundaries of the proposed PUD. In lieu of providing the property owner names and addresses, the applicant may elect to have Subdivision Section staff prepare the list upon payment of the notification list fee.
- 5. Six (6) copies of proposed PUD Plan.

#### **Plan Requirements**

- 1. Site layout indicating size, location, scale, north arrow, perimeter boundaries, and perimeter setbacks.
- 2. Proposed land uses by location, type, density, and size.
- 3. Major physical features such as easements, streams, flood plains and significant vegetation.
- 4. Location and dimensions of streets, parking areas, clear vision areas, and access control stations to include gate area detail.

- 5. Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages as well as the density (sections 35-2107 & 35-3111).
- 6. Staging plan if proposed PUD Plan is to be developed in more than one phase.
- 7. Lot detail for typical lot.
- 8. Cross-section of typical street to include location and width of sidewalks.

#### **Minimum Required Reviews**

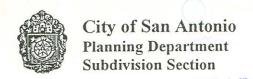
- 1. Major Thoroughfare Plan Section, Planning Department
- 2. Traffic Engineering Section, Public Works Department
- 3. Zoning Section, Planning Department (ICL only)
- 4. Environmental Protection Officer, SAWS(Recharge only)

### Public Hearing and Consideration Requirements

- 1. The Public Hearing for the proposed PUD Plan may be scheduled only after all required items to include required reviews have been received by the Subdivision Section.
- 2. The Public Hearing for the proposed PUD Plan may only be scheduled in conjunction with and in accordance with the notification of surrounding property owners. This required mailout must be accomplished not less than ten (10) days prior to the Planning Commission meeting at which the Public Hearing will be conducted. Staff will need three days prior to the mailout deadline to prepare.
- 3. Fifteen (15) full size copies of the proposed PUD Plan.
- 4. One eight and one-half by eleven (8 1/2 x 11) inch reduced copy of the proposed PUD Plan.

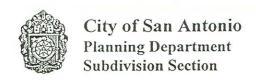
### Plan Approval

- 1. In accordance with section 35-2109, (c), Plan Approval, after the Public Hearing, the Planning Commission may approve the proposed PUD Plan as submitted, amend and approve the proposed PUD Plan as amended, or disapprove the proposed PUD Plan.
- 2. Subdivision Plats may only be considered after Planning Commission approval of the respective PUD Plan, either simultaneously or at a subsequent Commission meeting.



## RECEIVED REVIEW 1-5--/

ro: ZONO MAN 15 PM 2: 15	Date:
FROM: Michael O. Herrera, Planner IIINING	(2 NO RIEVIK
TEM NAME: LAG STEETHER	Tower elose 5 FILE # 00-029
RE:	Company of the second
SUBJECT: The attached item has been submitted comment to the Planning Commission or Director to the Department of Planning, Land Deve Section. Return response as soon as possible, Response time will commence from the date of recyour agency requires for this review. "Days" representations of the Please Return By:	Please review and forward your response elopment Services Division, Subdivision but no later than the date shown below. Ceipt of this request or receipt of all the items
☐ Proposed plat-30 days ☐ Variance-15 d	ays POADP's-10 days
Secretary and the secretary at the secre	c-15 days Other-15 days
•	and the
NO RESPONSE WITHIN THE TIME CONSIDERED APPROVAL	
☐I recommend approval ☐ Othe	I <u>do not</u> recommend approval r:, the engineer/ nove this objection. Tel #
On, I notified	, the engineer/
subdivider/agent, of the corrections needed to ren	nove this objection. Tel #
subdivider/agent, or the corrections needed to rea	
Comments: your P-1(R-6)	
	<u> </u>
	SERVICES DIVISION
	S
	2 - 9 - 2xx 1
Cianatura	Title



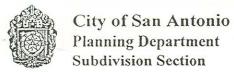
# REQUEST FOR REVIEW of POADP

TO:							
☐ Public Works:   Streets & Trans	ffic ⇒ Drainage						
☐ Building Insp.:   ☐ Tree Preservation ☐ Fire Protection							
☐ Bexar County Public Works							
Major Thoroughfare							
FROM: Michael O. Herrera, Planner I	. Date <u>8-11-070</u>						
POADP NAME: LAS VER	1701415						
SUBJECT: The attached item has been subm	nitted for your review, recommendation, and or						
comment to the Planning Commission or Dire	ctor. If necessary, please circulate within your						
department. Copy this review sheet as neede	d. Mark your comments here and be prepared to						
review at the next POADP meeting. Your wr	itten comments are strongly encouraged for						
documentation in the file.							
This item is tentatively scheduled for	8-14-00 before the POADP committee.						
I recommend approval	☐ I do not recommend approval						
	ified, the engineer/						
subdivider/agent, of the corrections need	ed to remove this objection. Tel #						
Comments: Camp bullis RD	is on the MTP requiring a						
	it does address thoroughfare.						
Signature	Title Siboo Date						
J.G.							
Signature	Title Date						



### REQUEST FOR REVIEW of POADP

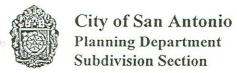
TO:
Public Works: Streets & Traffic Drainage
☐ Building Insp.:   ☐ Tree Preservation ☐ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare 1- 9-00
FROM: Michael O. Herrera, Planner II . Date & 11-070
POADP NAME: LAS VENTANAS
SUBJECT: The attached item has been submitted for your review, recommendation, and or
comment to the Planning Commission or Director. If necessary, please circulate within your
department. Copy this review sheet as needed. Mark your comments here and be prepared to
review at the next POADP meeting. Your written comments are strongly encouraged for
documentation in the file.
This item is tentatively scheduled for <b>Experience</b> before the POADP committee.
This item is tentatively scheduled for before the POADP committee.  I recommend approval  I do not recommend approval
I recommend approval
I recommend approval  On, I notified, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #
I recommend approval  On, I notified, the engineer/
I recommend approval  On, I notified, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #
I recommend approval  On, I notified, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #
I recommend approval  On
I recommend approval  On, I notified, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #
I recommend approval  On



### REQUEST FOR

Subdivision Section	REVIEW of POADP
TO:	WILL OTED I
Public Works: Streets & Tra	ffic ⇒ Drainage
☐ Building Insp.:   ☐ Tree Preserva	tion → Fire Protection
☐ Bexar County Public Works	
☐ Major Thoroughfare	
FROM: Michael O. Herrera, Planner I	Date 8-11-90
POADP NAME: LAS VER	1111115
SUBJECT: The attached item has been subm	nitted for your review, recommendation, and or
comment to the Planning Commission or Dire	ector. If necessary, please circulate within your
department. Copy this review sheet as neede	ed. Mark your comments here and be prepared to
review at the next POADP meeting. Your wr	itten comments are strongly encouraged for
documentation in the file.	
This item is tentatively scheduled for	<b>8-14-00</b> before the POADP committee.
☐ I recommend approval	I do not recommend approval
	ified, the engineer/
subdivider/agent, of the corrections need	
Comments: CUL-DE-SACS	Regd at End of private where to turn-around.
sheet in order for ve	hoter to turn-around.
(2) provide a gate o	me delail
Signature	Title Date
1/0-	ž.
1 100	Sp. Conj. Asioc 8/18/00

Signature



### REQUEST FOR

REVIEW of POADP TO: Public Works: 

⇒ Streets & Traffic 
⇒ Drainage ☐ Building Insp.: 

☐ Tree Preservation ☐ Fire Protection ☐ Bexar County Public Works ☐ Major Thoroughfare FROM: Michael O. Herrera, Planner II POADP NAME: LAG SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file. This item is tentatively scheduled for before the POADP committee. ☐ I recommend approval I do not recommend approval \_\_\_\_\_\_, I notified\_\_\_\_\_\_\_, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # Comments:

Signature Signature Title Date

### CITY OF SAN ANTONIO BUILDING INSPECTIONS DEPARTMENT Interdepartmental Correspondence Sheet

TO: Michael Herrera, Planner II

FROM: Debbie Reid, City Arborist

**COPIES TO: File** 

**SUBJECT: POADP Comments** 

**DATE: August 18, 2000** 

Westcreek Model Home park:

 Coordinate tree preservation. Preserve and use existing vegetation for xeriscape yards.

If there is still a business park in the plan, the development will require a buffer with any dissimilar use on adjoining property.

#### **Newby Tract-Pulte Homes:**

Coordinate tree preservation.

#### Las Ventanas:

- Coordinate tree preservation.
- Preferred layout for cluster development and common areas for open space.

Sincerely, Della Recel

Debbie Reid City Arborist

		Tra	ftic Impact	Analysis (TI	4) Thresho	ld Worksheet	7	
omplete this form as an aid to determine	ne if your p				The state of the s	And the Party of t		
oject Name. <u>Laventainis - Crownridg</u> poation <u>N.C.B 14725</u>								
- pplicant Peter Schinker Builder Inc						· · · · · · · · · · · · · · · · · · ·	× Ow	ner or Agent
ddress: 711 Summer Dawn San	Antonio, TX	78258				Plione Ni	ımber: (210) 493-70	
rmit Type (check one):					<del></del>		· · · · · · · · · · · · · · · · · · ·	
Zoning, N C B. <u>34725</u>	POADP	#	P	lat #	_ [ ] Bldg.	Permit #	Other:	
OX A (Original TIA) RESIDENTI.	AL DEVEL	OPMEN	Γ					
Anticipated	9	mber		ık Hour"	Peak	Hout	Pcak Hour	Trip Rate
Land Use		Units		pm, Wkday)	Trip	Rate	Tups	Source
wnfiumes	<u></u>	75	Between Weekday	4 & 6 ρm,	0.	54	41	ITE Code: 230 Other:
DX B (Original TIA) NON-RESID	ENTIAL D	EVELOP	MENT		Min and a second second			<del></del>
Anticipated		Project S		Peak He	ομ <b>ι</b> '?	Peak Hour	Peak Hour	Trip Rate
Land Use	Acres	GFA	Othei *	(e.g., 5-6 pm	, Wkday)	Trip Rate	Trips	Source
								ITE Code: Other:
		411	*specify					Other.
IX C (Updated TIA) It property als	ready has a	fIA on ti	le, complete D	lox C, if not, igne	ne Box C.			
Peak Hour Trips Projected	Peak Hour Trips Projected Peak Hour Trips (from Box A or B) Increase in Peak Hour Trips							Hour Trips
In Current TIA Projected in Updated Development Plan (if over 100 additional trips, a new TIA is require						a new TIA is required)		
			<del></del>					
X D (Information Regarding the	Person/A	gency, w	/ho prepared	d the TIA)				
Parentoy, Carms Lee, B. F. L. C/O Pape-							Date: <u>0]/04/</u>	00
1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-								
XE (For Official Use Only, Do N	ot Write in	this Bo	x))					
A traffic impact analysis is The traffic impact analysis					with City statt to opment does no	discuss the scope and texceed the threshold	l requirements of the si requirements	ady before beginning the study
ewedler a foodel Lan								
ewed by, a lookel Stary						Dat	e 1-5-00	
MWORDWORMS A1151471	UE = liss	inte of Irai	isportation Engin	eers, Trip Generation	. 6th Edition (2)	i S. Imof Street S W Si		210024-2729, (202) 554-8050.

### TRANSMITTAL



RECEIVED

To:	City of Dan Kntonio - Mandane Bae. PM 4: (27) 00	
Attn:	Mike Herrero BEPT. OF PLANNING	
ALIII	AND DEVELOPMENT	
	114 W. Commerce, 4th Floor SERVICES DIVISION	
	San Historia, 1x 78605	
	PORDP/PUD-Las Ventanas	
Re:	PUPLUP I MY COUS UMPUMAS	
QUANT		
8	POADP PUD- Las Ventamas Townhomes	
	<u> </u>	
-		
1.		
	If enclosures are not as noted, kindly notify us at once.	
Y FOR A	proval $\square$ For Your Use $\square$ As Requested $\square$ For Review and Comm	
FOFA	proval $\square$ For Your Use $\square$ As Requested $\square$ For Review and Comm	ent
COMME	TS	
8		
X		-
-		
8		
1		
	Transfer	
From:	Tru / Warsh Project No.: 4862-01	
	J	
cc:		
PAPE-DAV	SON ENGINEERS, INC.	
555 East Ra	nsey San Antonio, Texas 78216 Phone: 210.375.9000 Fax: 210.375.9010 info@pape-dawsor	ı.com

### TRANSMITTAL



To:

CITY OF SAN ANTONIO

Date:

8/11/00

Attn:

Michael Herrera

Planning Department

(210) 207-7900

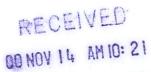
Re:

Las Ventanas POADP/PUD

QUANTIT	DESCRIPTION
6	Blueline Prints PUD/POADP plan
1	8-1/2" x 11" Xerox Reduction – POADP
1	POADP Application w/ checklist
1	PUD Application w/ mail list
1	Check for fees \$762.20
-	
COMMENT	If enclosures are not as noted, kindly notify us at once.  Proval  For Your Use  As Requested  For Review and Comment
From:	Shauna Weaver Project No.: 4863-02
cc:	file

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216 Phone: 210.375.9000 Fax: 210.375.9010 info@pape-dawson.com





To:	Mike	Herrera		PENT OF LEV LIKVICE	COPHE SIVIO		
Fax:	207-	4441		O.L.			
Date:	11/14/	100			<del></del>		
Re:	Las Vei	itanus Ti	IA				
					Total	Pages (Including	g Cover): Z
Comme	ents:						
Here	is the	signed T	IA. We	are also	sendu	y a copy	to
100	dd song	and reque	ting the	t he sele	ease the	TH for MOA	Of approval.
							<del>_</del>
1							
is intende	ed only for t	he use of the ac	ddressee. If	you have re	ceived this	message in error.	and confidential and please notify us by us at no cost to you.
□ For A	pproval	For You	r Use	As Requ	ested	□ For Review	v and Comment
From:					Project N	».: <u>4862</u>	03
cci	FILE						
		NEERS, INC.	1				
222 East Ro	amsey San	, צפאפד סיריכורוא	18216 Pho	rie 210 375 9	000 F3x	2103/5 4010 1/1	io@papa-aawson com

### TRANSMITTAL



To:

CITY OF SAN ANTONIO

Date:

8/11/00

Attn:

Michael Herrera

Planning Department

(210) 207-7900

Re:

Las Ventanas POADP/PUD

QUANTIT	DESCRIPTION					
6	Blueline Prints PUD/POADP plan					
1	8-1/2" x 11" Xerox Reduction – POADP					
1	POADP Application w/ checklist					
1	PUD Application w/ mail list					
1	Check for fees \$762.20					
	SEASO A					
For App	If enclosures are not as noted, kindly notify us at once.  For Your Use					
COMMENTS						
rom:	Shauna Weaver Project No.: 4863-02					
c: j	ĭle					

PAPE-DAWSON ENGINEERS, INC.